

WETHERSFIELD ZONING BOARD OF APPEALS

PUBLIC HEARING - UNOFFICIAL MINUTES UNTIL VOTED UPON

May 23, 2016

The Wethersfield Zoning Board of Appeals held a public hearing on May 23, 2016 at 7:00 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

PRESENT: Thomas J. Vaughan Jr., Chairman
Daniel Logan, Vice Chairman
Daniel Gustafson, Alternate, Acting Clerk
Michael Vieira, Alternate

ABSENT: Morris Borea
Eugene Ziurys, Jr.
Bassia E. Dellaripa

ALSO PRESENT: Justin LaFountain, Zoning Officer and Mary Lou Wall, Recording Secretary

Chairman Thomas Vaughan called the meeting to order at 7:02 p.m. He explained the procedures of the meeting and the public hearing. The Chairman further explained that since there are only four (4) Commissioners present, they all would need to vote affirmatively to approve any application and gave the applicants an option to proceed or the option to come to next month's meeting at no additional cost. The applicants all wished to proceed.

Chairman Vaughan ask the Clerk, Commissioner Gustafson to read the application.

1. **Application No. 6173-16 Maureen Yatrousis**, Seeking a variance of 1.75 feet to allow for an air conditioning condenser unit to remain closer to the side lot line than permitted at 22 Cider Brook Drive, A-1 Single Family Residential Zone (§3.7).

Mr. Yatrousis replaced an air conditioning unit that had been there for 23 years and a permit was not pulled originally, which brings the applicant to Zoning Board of Appeals. Chairman Vaughan asked if the applicant spoke to the neighbor on this side. Commissioner Gustafson asked if it was the same footprint; the applicant stated that he did speak to the neighbor and it is actually a little bit smaller and at the same location.

Chairman Vaughan asked if there were any questions for or against this application and no one came forth. Chairman called for the next application from the clerk, Commissioner Gustafson.

2. **Application No. 6174-16 Barbara B. and Bradford A. Wells**, Seeking a variance of 3.2 feet to allow for a garage addition closer to the side lot line than permitted at 124 Midwell Drive, A Single Family Residential Zone (§3.7).

Mr. Bradford 124 Midwell Road, Wethersfield wants a variance for the inconvenience of parking the car outside. The outside parking is causing damage to the vehicle due to leaves and animals and weather. Chairman Vaughan questioned the hardship and whether the applicants spoke to their neighbors and if it is a standard size. Commissioner Logan questioned the size of the structure. Commissioner Gustafson questioned the row of Evergreens on the drawing and would they come out.

Mrs. Bradford spoke of two (2) properties 281 Dix and 231 Dale Road Split levels that have a similar addition and this new addition will fit into the neighborhood. The builder, Mr. Chorew, was there to answer any questions the Commissioners had. The applicant stated the garage size will be 24 x 12 and the evergreens belong to them and will be removed. The Bradford's indicated that they did speak to neighbors.

Chairman Thomas Vaughan asked for comments for or against the application.

Ms. Luisa Maffucci, 118 Midwell Road, Wethersfield concerned whether the driveway will be bigger and if it doesn't change the appearance in a negative way; otherwise, she would be okay with the application. The Commission Logan wanted to be sure Ms. Maffucci saw the plan and she indicated that she did see the plan.

Chairman Vaughan stated the public hearing was then closed and the public meeting was opened.

Chairman Vaughan asked Commissioner Gustafson to read the Application and requested a Motion.

Commissioner Daniel Logan made a **Motion to approve as submitted Application No. 6173-16 Maureen Yatrousis**, Seeking a variance of 1.75 feet to allow for an air conditioning condenser unit to remain closer to the side lot line than permitted at 22 Cider Brook Drive, A-1 Single Family Residential Zone (§3.7).

Commissioner Michael Vieira **Second**

Aye - All Commissioners Gustafson, Logan, Vaughan and Vieira

Nay - None

Motion Passed Variance Granted 4-0

Chairman Vaughan asked Commissioner Gustafson to read the next Application and requested a Motion.

Commissioner Daniel Logan made a **Motion to approve Application No. 6174-16 Barbara B. and Bradford A. Wells**, Seeking a variance of 3.2 feet to allow for a garage addition closer to the side lot line than permitted at 124 Midwell Drive, A Single Family Residential Zone (§3.7).

Commissioner Vieira **Second**

Aye – All Commissioners Gustafson, Logan, Vaughan and Vieira

Nay – None

Motion Passed Variance Granted 4-0

Chairman Vaughan asked Commissioner Gustafson, clerk to read the Application.

3. **Application No. 6175-16 Kieran J. Williams**, Seeking three variances to allow the keeping of chickens closer to property lines than permitted as follows: a variance of 24 feet from the rear property line setback requirement; a variance of 12 feet from the street line setback requirement from Garden Street; and a variance of 66 feet from the street line setback requirement from Lincoln Road. Subject property is a corner lot at 149 Garden Street, B Single Family Residential Zone (§3.5.4).

Chairman Vaughan indicated that the Application has been withdrawn, for the record. The email from Kieran Williams to Justin LaFountain received Mon, May 9, 2016 at 11:15 AM was read by clerk, Commissioner Gustafson.

4. **Approval of Minutes of January 25, 2016**

Unable to approve at this meeting.

5. **Approval of Minutes of April 25, 2016**

Unable to approve at this meeting.

6. **Other Business**

None

7. **Adjournment**

Meeting was adjourned at 7:18 p.m.

Respectfully Submitted,

Mary Lou Wall,
Recording Secretary.